

## Spring Lake Homeowners Association

### Board of Directors Meeting

February 17, 2016

Shelley Kuroghlian called the meeting to order at 7:07 PM.

Directors present: Koren DeRusso, Shelley Kuroghlian, Tim Bishop, Jack Russell, Michael Andre, and Phil Kolettis from Ameritech. Absent: Geoff Barnes and Mary Lou Quinn

#### **President's Report:**

Shelley discussed the content of and presentations at March Annual meeting. We will have Ameritech personnel present to discuss the financing options (loan versus special assessment) for the lake erosion project and the replacement of the perimeter/common area fences. Also, they will present the importance of the lake project and improved fencing, as they relate to the property values of the homes in SpringLake. Our attorney, Ben Rabin, was present at the meeting and will review our financing of two projects from a legal standpoint (to see if we need approval from homeowners for the loan option). He will also attend the Annual Meeting. Bob Hugenschmidt, engineer for the lake project, was present at the meeting and introduced Todd Hall, of TCT Construction, the contractor chosen for the Sea Wall project. Bob has submitted the required permits and paperwork work to Swiftmud and the City of Clearwater for this project. He anticipates approval will be given by end of February. Bob and Todd will be at Annual Meeting to discuss the project, which they hope to begin in March, soon after the meeting. Before the project initiates, Bob will communicate directly with the affected homeowners about the project, so the completion of the project goes smoothly and efficiently as possible. Bob Steele, from Bay Area Fence Factory, was also present at the meeting to show the final plans and cost of the fencing. He will also attend the Annual Meeting to present this information.

#### **Secretary Report:**

January minutes presented by Koren DeRusso. Motion to approve by Michael Andre, 2<sup>nd</sup> by Tim Bishop. Approve unanimously.

#### **Treasurer's Report:**

Michael Andre reported for month ending January:

Total Income: \$15,242.80

Total Expenses: \$16,211.28

Cash on Hand: \$63,554.15

Total in Delinquent HOA fees: \$7,190.00 (\$1,220.00 over 90 days)

Motion to approve by Koren DeRusso; 2<sup>nd</sup> by Jack Russell. Approved unanimously.

**Architectural Committee:**

Following 2 requests approved: Lot#73/1857 Springwood Circle S. – new landscaping. Lot#12/2259 Springrain – new roof. **Not** approved: Lot#78/1857 Springwood Circle S. - new landscaping, because plans don't appear to be 50% greenery per City Code.

**Management Company Report:**

Violation letters have been sent out after January inspections.

**Homeowners Input:**

Lot#18/2247 Springrain, Mr Hayes wants an answer from the Board as to why his home's lake "erosion" issue is not included in our lake erosion project. Board will look into issue with our attorney and Shelley will respond to him with an answer in a timely manner. Lot#105/1860 Springwood Circle N, new resident, Rachael Pifer received a letter about non-compliant fence installed by previous homeowner. She was told the issue was resolved by previous homeowner, which was incorrect. Tim Bishop will show her what needs to be done to make the fence a shadow box and compliant. Rachael also requested an updated copy of the HOA Deed Restrictions. Phil will provide this copy for her.

Motion to adjourn meeting at 8:55 PM by Koren DeRusso; 2<sup>nd</sup> by Shelley Kuroghlian.

**ANNUAL MEETING and NEXT BOARD MEETING: WEDNESDAY, March 16 @ 7 PM AT THE CLUBHOUSE.**

Respectfully Submitted,

*Koren DeRusso*

Secretary of the Spring Lake HOA

Minutes subject to approval